



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 8, 2016	CONTACT/PHONE Holly Phipps / 781-1162 / hhipps@co.slo.ca.us	APPLICANT Brad Goodrow	FILE NO. DRC2015-00086
SUBJECT Request by Brad Goodrow for a Conditional Use Permit to modify the previously authorized composting facility to allow the following: increase the number of truck trips per day from 8 truck trips (4-round trips) to 24 truck trips (12-round trips) and to remove the 10% limit on food waste content in rows of composting materials. The proposed project is on a 434 acre parcel that is within the Agriculture land use category and is located on the north side of Calf Canyon Road at 3730 Calf Canyon Road (Highway 58), approximately 0.5 miles east of O'Donovan Road, southeast of the community of Creston. The site is in the North County Planning Area, El Pomar/Estrella Sub Area.			
RECOMMENDED ACTION Approve Conditional Use Permit DRC2015-00086 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (ED15-250) was issued on August 2, 2016.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 043-323-008, 009	SUPERVISOR DISTRICT(S): 5
PLANNING AREA STANDARDS: El Pomar/Estrella Sub Area			
EXISTING USES: Agricultural production (vineyard), cattle grazing, composting facility, and 2-single-family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <i>North:</i> Agriculture; undeveloped <i>South:</i> Rural Lands; undeveloped </div> <div style="width: 45%;"> <i>East:</i> Agriculture; undeveloped <i>West:</i> Agriculture; agricultural uses, single-family residence </div> </div>			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Air Pollution Control District, Caltrans, Agriculture Department, CalRecycle, Creston Advisory Body			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grasses and ruderal	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Existing restroom on property, Fire Protection: CAL FIRE		ACCEPTANCE DATE: May 23, 2016	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

PROPOSED PROJECT

The applicant requests a modification to their previously authorized Conditional Use Permit (DRC2006-00147) for a composting facility to allow the following:

1. Increase the number of truck trips per day from 8 truck trips (4-round trips) to 24 truck trips (12-round trips); and
2. Remove the 10% limit on food waste content in rows of composting materials.

PROJECT HISTORY

The composting facility opened in 2002 operating under an Enforcement Agency Notification Tier through CalRecycle that allowed the facility up to 12,500 cubic yards of material on the then 5.86 acres project site.

In October 2009, the Planning Commission approved Conditional Use Permit, DRC2006-00147 that authorized the following:

- Approval of an existing 5.86-acre compost research facility as a permanent facility, including the grinding and processing of green waste into finished compost material;
- A 2.17-acre expansion of the facility (for a total of 8.03 acres, including the addition of vegetable food waste composting);
- A 4,000 square foot (sf) gypsum processing building;
- A 3,000 sf pole barn to store equipment out of the elements;
- An approximately 960 sf shed to house biodiesel mixing equipment;
- An expansion of the current composting volume capacity from 12,500 tons to a maximum 50,000 tons, as permitted by the California Integrated Waste Management Board (CIWMB now known as CalRecycle); and
- Operations shall be limited to the hours between 8:00 a.m. and 4:00 p.m. Monday through Saturday, with no grinding operations occurring on Saturdays. The operation shall be closed on Sundays. Grinding of dry wall shall occur only within the gypsum processing structure upon its construction.

The project was also conditioned as follows:

- For the life of the proposed project, the applicant shall be required to maintain the proposed maximum 50,000 ton limit on composting volumes for the facility and shall be limited to the maximum 8 truck trips (total deliveries and return trips) per day.
- The applicant shall be required to acquire, and maintain compliance, with all permitting agencies, including but not limited to the RWQCB, CIWMB, APCD, Environmental Health, and the Planning and Building Department. The proposed food waste component of the project shall be limited to a maximum 10% food waste content per row for a maximum of 5,000 cubic yards of food waste.

In 2012, the applicant applied for and received a new solid waste facilities permit through CalRecycle allowing up to 50,000 cubic yards of compost derived from feedstock consisting of green material, agricultural material, food material, biosolids, and mixed solid waste.

Existing Site Operations

B. Goodrow, Inc. currently operates the composting facility under a Solid Waste Facility Permit (40-AA-0037) through CalRecycle. The 8-acre site has a permitted design capacity of 50,000 cubic yards for composting and a maximum tonnage rate of 200 tons per day.

However as previously mentioned, Conditional Use Permit, DRC2006-00147 established a maximum limit of 10% food waste content per row for a maximum of 5,000 cubic yards of food waste. The use permit also established a limit on the number of truck trips permitted for the operations at the composting facility.

Existing Site Conditions and Facilities

The existing composting facility occupies approximately 8 acres of a 443-acre site. The composting facility includes a small storage structure:

1. 7-active compost piles varying in size;
2. 10,000 gallon water tank;
3. 2-dention basins; and
4. Construction equipment used for moving compost materials onsite.

A 4,000 sf gypsum processing building and a 3,000 sf pole barn to store equipment that was previously authorized has not been built. The previously authorized Conditional Use Permit has since been vested and the applicant could at a later date construct these two buildings.

Operational Details

The composting facility obtains the majority of feedstock material used for composting from the North San Luis Obispo County Recycling Center located within the community of Templeton. While the composting facility operates at 50% capacity, sufficient feedstock quantities are needed to feasibly reach the CalRecycle permitted capacity.

One of the project objectives is to increase the permitted number of total daily truck trips from 8 truck trips (4-round trips) to 24 truck trips (12-round trips) per day so as to allow for the utilization of the total permitted capacity of the composting facility (e.g. 200 tpd). Truck trips would be primarily to and from the North San Luis Obispo County Recycling Center; however, trips from other locations may be necessary depending on demand for compost material.

Food Waste Feedstock

Based on the conditions of the previously authorized Conditional Use Permit, the composting facility has a permitted capacity of 50,000 cubic yards with a 10% limit on the quantity of food waste feedstock permitted in compost piles. This limit was established at a time when utilizing food waste as a feedstock was relatively new to the County and to CalRecycle. Since that time, food waste has been accepted by CalRecycle as a normal source of feedstock for composting operations. CalRecycle no longer establishes limits for quantities of food waste processed by composting facilities that operate under a full solid waste facility permit.

Assembly Bill 1826 (AB1826) now requires the diversion of commercial food waste from landfills, effective January 2016. The methods used for processing food waste as feedstock for composting at this facility would not change. All existing protective measures associated with the existing permits, including those for the control of stormwater runoff, hazardous materials, dust, vectors, and odor would continue to be implemented.

PROJECT ANALYSIS ORDINANCE COMPLIANCE

The County Land Use Ordinance Chapter 22.30.070 establishes the County's requirements for Agricultural Processing Uses, which includes commercial composting.

According to Section 22.30.070, Agricultural Processing Uses, of the Land Use Ordinance, the applicant is required to meet the following standards:

Commercial Composting (Section 22.30.070)			
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>In Compliance</u>
Minimum Site Area	5 acres	434.5 acres	Yes
Parking Requirement	None, provided sufficient usable area is available; no closer than 100 feet to property line	Ample parking exists and is located no closer than 100 feet to property line.	Yes
Setbacks	Outdoor areas and structures shall be 200 feet from property line, no closer than 500 feet to any residence	240 feet to southern property line; 1,900 feet to closest residence	Yes

PLANNING AREA STANDARDS

Light and Glare. At the time of application for any land use permit or land division, the applicant shall provide details of any proposed exterior lighting, as applicable. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.

Staff Comments: The proposed project would not result in a physical change to the environment. No lights or other nighttime operations are included as part of the proposed project.

ENVIRONMENTAL REVIEW

Paso Robles Groundwater Basin. The project is located within the Paso Robles Groundwater Basin.

The existing composting facility utilizes groundwater from a nearby well that supplies the 10,000 gallon on-site storage tank. Pressure from the tank produces approximately 300 gallons of water per minute. There are 11 water hydrants located on the project site. A 9 acre-foot freshwater pond is located on the ranch property and is plumbed to the project site to provide non-potable water supply. This pond receives water from local runoff during a rainy season and the groundwater well.

In 2011, the applicant converted from windrow composting to aerated static piles. This process involves the use of electric blowers that push air through perforated tubes placed every five feet through the length of the pile. The tubes are on a bed of wood chips and covered with wood chips so the air will pass through the mulch evenly. Each pile is covered with finished compost which serves as a filter for air passing through the piles before entering the atmosphere. This also helps retain moisture and reduces water use.

Transportation. The proposed project will increase the number of truck trips per day from 8 truck trips (4-round trips) to 24 truck trips (12-round trips). A referral was sent to Public Works for review. Public Works did not identify any concerns; the local roads have adequate capacity (Glenn Marshall, Public Works, February 23, 2016).

The piles are larger and higher than the previously used windrows. Piles remain static until completion of the composting process. A water sprinkler system is installed on top of rows for adding moisture. Water and air pumps are powered by electricity. The need for water trucks and the compost turner has been eliminated. The probability for odors generated from the site has been greatly reduced and the water use has been reduced by half. The applicant also reduces water use by adding food waste feed stock that is inherently moist and by pumping captured runoff from watering piles and storms contained in sumps and detention basins back onto the piles.

Implementation of the proposed project would not modify the existing water use, drainage patterns, water quality discharge, or groundwater quality. The existing Storm Water Pollution Plan and water quality measures associated with existing permits would continue to be implemented for the composting facility under the proposed project. Therefore, impacts associated with water and hydrology are expected to be less than significant.

COMMUNITY ADVISORY GROUP

Creston Advisory Body (CAB) on May 20, 2016 supported the proposed project. There were no objections from the project's immediate neighbors. CAB recommends alternative routes for the truck trips if the number gets too high.

AGENCY REVIEW

Public Works - No concerns, local roads have adequate capacity;

CalTrans – No comments submitted;

Air Pollution Control District (APCD) – No concerns; applicant has an existing Fugitive Dust Emissions Reduction Plan that has been approved and will continue to be implemented;

Agriculture Department – No concerns;

CalRecycle– As the level of food material increase at a site, so does the risk for vectors and odors to become problematic. The site is currently operating at approximately 50% capacity and employs 2-persons. The increased truck trip is not expected to increase noise levels above the existing levels of operational noise. As the primary permitting agency for composting operations, CalRecycle will oversee the existing facility and permit requirements pursuant to Title 14 CCR, Chapter 3.1.

LEGAL LOT STATUS

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

ATTACHMENTS

- 01-Exhibit A – Findings
- 02-Exhibit B – Conditions of Approval
- 03-Exhibit C – Graphics
- 04-Exhibit D – Referral Responses

Staff report prepared by Holly Phipps and reviewed by James Caruso.